



**City Council  
Pre-Agenda Meeting  
August 8, 2006  
4:00 p.m.**

**The regularly scheduled Pre-Agenda Meeting of the Trinity City Council was held on Tuesday, August 08, 2006 at Trinity City Hall, Trinity, NC 27370.**

**MEMBERS PRESENT:** Mayor, Fran Andrews; Council members Karen Bridges, Phil Brown, Barbara Ewings, Barry Lambeth, Bob Labonte, Dwight Meredith Edith Reddick, and Miles Talbert.

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** City Manager Ann Bailie; City Attorney, Bob Wilhoit; City Planning/Zoning Code Enforcement Administrator, Adam Stumb; City Engineer, Randy McNeill; City Clerk/Finance Officer, Debbie Hinson; and other interested parties.

**ITEM 1. Welcome**

Mayor Andrews called the August 8, 2006 Regular Pre-Agenda Meeting of the Trinity City Council to order at 4:02 pm and welcomed everyone present.

**ITEM II. Invocation**

The invocation was given by Council member Lambeth.

**III. Proposed items for the August 15, 2006 Regular Meeting of the Trinity City Council**

**Consent Agenda**

- 1. Consideration of minutes: July 11, 2006 Pre-agenda Meeting**
- 2. Consideration of minutes: July 11, 2006 Special Meeting**
- 3. Consideration of minutes: July 18, 2006 Regular City Council Meeting**
- 4. Consideration of minutes: July 18, 2006 Special Meeting**

*Motion by Council member Reddick to add the Consent Agenda to the August 15, 2006 Regular Meeting, seconded by Council member Brown and approved unanimously by all Council members present.*

**Unfinished Business**

- 5. Proposed Contract with Randolph County Sheriff's Office.**

Mayor Andrews advised Council that some changes had been made to the previously reviewed proposed contract with the Randolph County Sheriff's Office. Mayor Andrews advised Council members that city staff was working to resolve the workman compensation problems associated with the proposed weekend deputy.

Attorney Wilhoit discussed an earlier conversation between himself and Mr. Hankins with the League of Municipalities. Mr. Hankins indicated that when the deputy was in the uniform of the Sheriff's Office, County insurance would cover the employees working within the City of Trinity.

After brief discussion between Attorney Wilhoit and Ms. Hinson, City Clerk/Finance Officer, it was determined that the issues concerning the part time deputy had been met with the changes in the contracts. Mayor Andrews advised Council that Troy Albright was the deputy designated to Trinity and that Officer Albright plans to attend our August 15, 2006 Regular Meeting.

***Motion by Council member Meredith to add this item to the August 15, 2006 Regular Council Meeting, seconded by Council member Talbert and approved unanimously by all Council members present.***

**New Business**

**6. Special Intensity Allocation request from Veco Plan**

After opening the item, Mayor Andrews and Mr. Stumb discussed possible employment with the growth and expansion of this company. Mr. Stumb advised members that the company had advised him that over a period of years they were planning for the addition of approximately 40 jobs.

Mr. Stumb advised members that the addition would be on the side and back of the current property. An approximate 25,000 square feet will be added to the side of the building and some additional storage at the back of the property as well as an additional docking door for the addition.

***Motion by Council member Bridges to add this item to the August 15, 2006 Regular Meeting Agenda, seconded by Council member Lambeth and approved unanimously by all Council members present.***

**7. Proposal from Davis-Martin-Powell & Assoc., Inc. to provide Engineering and Construction Administration for Cold Brook Ct. paving project and to assess condition of remaining roads in Stone's Throw subdivision.**

Mayor Andrews opened this item and asked Mr. McNeill for comments or briefing.

Mr. McNeill advised Mayor and Council this was the next step in the Cold Brook Court Project. It includes maintaining planning design and construction management services for Cold Brook Court as well as a detailed review of the remainder of the streets in the subdivision for any minor improvements that need to be done to these streets prior to consideration by the city of taking them over by July 01, 2007. We will need to make a formal request early in the year to NCDOT to remove the streets from their system and give them to the City. Their Board meets in March or April. At that time they will consider and release streets from their system to the City's that have made the requests in order to allow the City to add this street to their Powell Bill maps. This is all in line with what we have discussed through this planning process.

***Motion by Council member Talbert to add this item to the August 15, 2006 Regular Meeting Agenda, seconded by Council member Brown and approved unanimously by all Council members present.***

**8. Appointment to Infrastructure Committee**

Mayor Andrews discussed the application received from Mr. Gwyn Riddick, 7143 Turnpike Road, Trinity for consideration of appointment to the Infrastructure Committee for the Ward 4 opening. Mayor Andrews discussed how Mr. Riddick's work background could allow him to become an asset on this committee.

After a brief discussion, ***motion by Council member Brown to add this item to the August 15, 2006 Regular Meeting, seconded by Council member Ewings and approved unanimously.***

**9. Wastewater Projects Update (Randy McNeill, Davis-Martin-Powell & Assoc.)**

After Mayor Andrews opened this item Mr. McNeill advised Council that Rural Development has authorized City to proceed and bid the Phase 2 project. The bid opening will be September 14, 2006 with a recommendation from our firm to Council at your Regular Meeting on September 19, 2006 for consideration of tentative award on the recommended bid. It will take our agencies approximately 30 to 45 days for their formal approval. Rural Development has asked that we acquire all easements and file any condemnations with the Court by October 19, 2006. This will allow them to authorize the City to proceed with the work soon after that date.

***Motion by Council member Bridges to add this item to the August 15, 2006 Regular Meeting Agenda, seconded by Council member Talbert and approved unanimously by all Council members present.***

**IV. Consider allocation of \$10,175 to install manhole and sewer pipe concurrent with construction of new Guil-Rand fire station.**

Mayor Andrews opened this item and asked Mr. McNeill for comments.

Mr. McNeill discussed a meeting held regarding the different options that could be used to extend the sewer from the Phase 2 project to the Guil-Rand Fire Department site. He discussed how installation of the pipe and manholes as indicated on the Smith and Jennings quote would save the City money in the future during the Phase 2 project. He recommended that Guil-Rand be responsible for the cost of one (1) manhole since they would benefit from its placement by being able to use it as part of their pump and haul. The City will ultimately benefit from both man holes and the pipe when we connect sewer from Phase 2 along Welborn Road.

There was discussion between members and Mr. McNeill concerning how the fire department was a private corporation funded by the County and the possibility of this being perceived as the city setting a precedent. Mr. McNeill explained that the cost of the sewer line under the driveway was not a cost that Guil-Rand must incur to finish their project. They can pay \$3,000.00 for one man hole and meet their need. In the future when Trinity is ready to complete this section we will have to disturb their driveway to install the line at a greater cost than the proposed costs of the Smith and Jennings quote. This is not money dedicated to the Guil-Rand project but recommended to save money for Trinity in the future and will avoid future disturbances to the station's driveway.

Manager Bailie advised Council that Guil-Rand would like for Council to consider taking action on this item at this meeting so they can proceed and complete as much work as possible by October when they will be inspected.

After a brief discussion between members and consensus of members to take action on this item upon ***motion by Council member Meredith to approve the recommendation as presented today, seconded by Council member Ewings and approved unanimously.***

## **V. Report from the Building Committee**

Mayor Andrews opened this item and asked Council member Meredith to report to Council any updates.

Council member Meredith advised members that the Building Committee went and talked to Terry Labonte and felt like we were going to close the deal, however, Terry had received another proposal from someone else due to the article in the newspaper and advised us that he felt he needed to review the options and would possibly have an answer within the week. The committee felt like we should wait and allow him to explore the other offer. We need to decide if Council wishes to wait and how long we continue to wait.

Manager Bailie asked for Council's input concerning renting verses buying, building, or rent to own due to some comments made by citizens. She asked for Council's input on this item and if it was their feeling that the city may need to buy instead of rent.

Council member Lambeth discussed comments received from some of the church members concerning the city's desire to explore other options. The purpose of the city finding another meeting place is to address the need to set up and take down equipment and chairs. The church does have other functions and I did not believe that it would practical to ask the church to work around our schedules and to store our equipment since they have these other functions.

There was discussion between Mayor Andrews, Manager Bailie, and Council members concerning the addition of a full time staff member to the Planning Department and the lack of space inside City Hall as well as the possibility of hiring a worker to do the set up and tear down of chairs and equipment as needed at the meetings. Mayor Andrews and Manager Bailie discussed the need for the additional space the current meeting room would provide and how this would address the need for additional office space. .

Members discussed other options and money that would need to be invested into a septic system for any new or additional buildings on the current site. After further discussion concerning possible options, ***it was the consensus of Council not to make any decisions until information was provided from Terry concerning the possibility of using his building.***

## **VI. Trinity's 10-year anniversary (discussion)**

Mayor Andrews asked Council if they were agreeable to work with the Friends of Trinity for the July 4<sup>th</sup> Celebration. This will be the City's 10 year anniversary. She asked for three (3) volunteers from Council to serve as a committee to work with Friends of Trinity.

There was a brief discussion concerning the time period set and some obstacles that arise because of vacations at this time of year. Council members discussed the possibility of changing the dates during the fall seasons as well as possible dates.

After further discussion Council member Bridges, Council member Ewings, and Council member Lambeth will represent the City Council and work with the Friends of Trinity to brainstorm possible dates and ideas for a celebration in Trinity.

## **VII. Business from Mayor and Council**

### **Business from Mayor**

Meeting with the City of Archdale Utility Committee

Mayor Andrews discussed a joint meeting held with City of Archdale Utility Committee concerning the possibility of completing a future wastewater treatment plant that may also include the County. Council members Lambeth and Meredith attended this meeting. Mayor Andrews asked that these Council members share with Council the outcome of this meeting.

Council member Lambeth discussed the long range plan for the City of Archdale that requires a joint sewer plant. Their needs are more immediate than ours and they are ready to go now. They need this to support growth in the direction they plan to grow. In the past 30 years they have not used but 1.1 million gallons. We discussed the loss of capacity that will result when the schools are maintained and serviced by the City of Trinity. Their comment to this was the fact that revenue would be lost. Council member Lambeth discussed the future growth in tax basis that Archdale will gain when the Interstate 85 property is developed and felt this would be astronomical to what they will lose from the school. This made that point irrelevant to me. Council member Lambeth discussed the attitude portrayed by the City of Archdale during the beginning of the Darr Road project. When I came away from this meeting I felt that they may want to push us in the direction they need to go. I want to work with the City of Archdale because we need someone to partner with just as we have done with the City of Thomasville. He discussed how through negotiations and discussions Trinity had been able to form a partnership with the City of Thomasville. I was expecting a more workable situation such as this with the City of Archdale, or the County. We see the need as well as the County and the City of Archdale to partner to provide sewer to other potential growth areas.

Council member Meredith discussed his feelings concerning Archdale's willingness to become partners in relationship to the money needed to make a joint effort possible. He stated it was his belief that this could be negotiated. Archdale did make some statements that I did not agree with but I believe that when we get to the negotiations stages we will be able to settle any differences we may have. Archdale advised us that Randolph County was ready to proceed with this partnership now. They did not know what the political aspects of this might be after the next election. This is something that we need to think about as well

Manager Bailie advised Council members there were no technical details discussed at this meeting. One of the things that came from this meeting is that the Managers of Archdale and Trinity should meet with the County Manager. That has been set up. Randy and I will meet with the City Manager and City Engineer this week to look at things. All the managers will be meeting with the County Manager on Friday and Archdale Manager Parker and I plan to go earlier to discuss this specific thing with him. We would need to work out sewer service area and annexation agreements.

There was discussion between Manager Bailie and Council members concerning the need for Trinity to create an ETJ area and the process needed.

There was discussion between members and Mr. McNeill concerning the length of time to build this plant and the difficulty in building a wastewater treatment. The first step in this project will be for the engineers to do some costs analysis so that you will get a projected estimated costs for this project.

### **Park & Ride**

Mayor Andrews updated Council on the possibility of a Park and Ride lot being placed inside Trinity. She shared conversation concerning this program during a meeting with Mr. Brent McKinney, Executive Director for the Piedmont Authority for Regional Transportation. At this meeting I suggested the vacant lot located next to Don Spencer. Both Mr. McKinney and the Commissions feel this is an appropriate spot and have begun negotiations to acquire this property for this purpose. If this property is purchased and developed into a Park and Ride area there

will be no costs to the City of Trinity. This group will pave, landscape, and do whatever is needed to set up the Park and Ride. This is being done in an effort to set up a Regional Transit System. This organization just received \$3,000,000.00 from the Federal Government to provide bus services to most of the area colleges. The cost for riding one of these buses is \$2.00 one way or \$4.00 round trip. Trinity could receive bus service if the Commissioners grant to PART taxing authority on short-term vehicle and motorcycle rentals.

### **Business from Council**

Council member Bridges discussed the possibilities of the City requiring a no-compete clause with Davis Martin Powell. She discussed the expenses incurred due to the additional engineer services provided by Anderson last year in comparison with tax increases this year and her feelings that the City should explore the possibility of cutting the expenses of an additional engineering firm.

Mr. McNeill discussed the conversations and agreements between his firm and the City when his firm was actually hired. He advised Council that his firm disclosed their client list at that time to the City and were advised this was not a problem. Mr. McNeill discussed conflicts of interest, professional integrity, and the Code of Ethics that both the company and individual engineers work under. We provide the technical findings of fact and the decision rests with the politicians based on these facts.

There was discussion among Council members concerning the need to be good stewards of taxpayer's dollars and to do what was in the best interest of the City. Council members discussed what services were provided by Anderson and Associates and what services were provided by Davis-Martin-Powell and Associates, Inc. Manager Bailie advised Council members that the City was using Anderson and Associates to review all subdivisions and that the city would have to pay any engineer to provide this service.

There was further discussion concerning the services provided by Anderson. Both Council members and Manager Bailie agreed that Anderson was providing technical reviews and inspections and did not provide the engineering on projects inside the City. There was further discussion concerning whether the City was spending extra money to provide the services of two (2) engineers. Manager Bailie advised Council that it would be hard to evaluate if the City was spending extra money for this service since we would have to spend the money with someone to review the subdivisions. The total costs would be approximately the same. We have to pay someone to provide this service whether it is Anderson or Davis-Martin- Powell.

There was discussion concerning the standards followed by Trinity in comparison to other municipalities. Manager Bailie advised Council that she received mixed responses from the Manager's list serve site concerning this issue. She asked if Council would like her to try this again.

Mr. McNeill discussed with Council how other municipalities dealt with this. Municipalities that have a Public Works Department and a Public Works Director are able to handle some of this. Until you have that person you will have the problem that you are discussing.

Council member Bridges asked if there would always be an outside firm to review any development that Davis-Martin-Powell and Associates worked on. Manager Bailie advised Council that was the way that staff had been operating. We are basically running anything by Anderson. We have had Anderson review all of the projects from the staff level.

After further discussion, Council member Labonte stated he felt the city should leave this status quo (as it is).

Mayor Andrews called for a consensus to leave as it currently is. Council member Reddick stated she was not really in agreement with this but would let it drop. ***With no other discussion, it was decided to leave this item status quo.***

### **VIII. Business from City Manager**

Manager Bailie discussed the following items with Council.

#### **Hadley Park**

Manager Bailie asked Mr. Stumb to update Council concerning Hadley Park. Mr. Stumb advised Council this project consisted of approximately 95 acres located north of Steeplegate. They are trying to get their main entrance to correspond with Welborn Road in an effort to make this intersection better. They would like to get this accomplished prior to the final approval. They are also discussing a possible change in some of the lot sizes in consideration of comments made at the Planning Board meeting. Another issue that they would like to look at doing another traffic study sometime in September in order to get some traffic counts in that area when school is in session. It may be

October before this request comes before Council. They held a community meeting before the Planning Board Meeting and may hold another community meeting to let the citizens know about the changes prior to bringing this to Council.

After discussion concerning the need for this item to go back to the Planning Board, **Council member Lambeth made a motion to send this to Planning Board with the changes prior to being sent to Council, seconded by Council member Brown, and approved unanimously by all Council members present.**

Mr. Stumb advised Council this item would be an Agenda item for the Planning Board for September.

Manager Bailie advised Council that she received a call from DOT concerning this project. They advised me they were under some pressure to make changes at this entire interchange intersection. We may be able to look forward to some improvements at this location.

Manager Bailie advised Council that Jeff Picklesimer, NCDOT had been promoted and Rubin Blakely has taken his place.

#### **Tour De Furniture**

Manager Bailie congratulated Mr. Stumb on his participation in this 50 mile event.

#### **Annexation Update**

Manager Bailie advised Council no petition had been received, although I understand that one is being prepared. If we receive this petition in time for the September Meeting it would go to Council in November for a final decision. It would take from September to November with no delays to make a final decision. I believe this will be ample time for everyone to get together and discuss this probably at a Special Meeting if this annexation request happens.

#### **School Update**

It is my understanding that the school officials are negotiating with the property owner for property for a high school and a middle school as well.

#### **Land Development Plan Committee**

This committee will meet this Thursday. The next community meeting for this committee is scheduled for September 14, 2006. We will put a newsletter prior to this meeting and advertise this meeting and devote the issue primarily to the Land Use Plan.

#### **Paul Kron**

As discussed at the prior meeting Mr. Kron has decided to do have his students complete their projects in Trinity. He currently has nine (9) students in his class.

#### **Turnpike Industrial Park**

Manager Bailie discussed the possibility of having a joint meeting with Bonnie Renfro, Davidson Water, Mr. McNeill, herself, and property owners to discuss the needs of the business owner's in this area and what Grant Funding might be available to assist them if they have expansion in mind or items of this nature. She asked Council for consensus to pursue this meeting. Council members indicated approval of the proposed meeting.

During the discussion Manager Bailie advised Council that the City had received a petition for street improvements but have not certified the petition. It appears that the property owners are willing to invest money by going along with our assessment procedures. .

Council members, Manager Bailie, and Mr. McNeill discussed the process of acquiring streets from individuals and NCDOT. Mr. McNeill advised Council how the City would proceed with this process if Council wished to pursue this issue. Council member Lambeth asked that Mr. McNeill investigate the possibility of the City of Trinity assuming the maintenance of Morgan Street.

#### **Watts Lawn & Garden**

Manager Bailie asked if the City would be interested in providing chipping during the City Haul if the price was reasonable. There was a brief discussion among members and Manager Bailie advised members that she would get more information for Council on this service as well as the costs.

### **IX. Thoroughfare Overlay (discussion)**

After further discussion it was the consensus of the Council to continue this discussion at the Regular Meeting.

Manager Bailie asked members to bring their copy of the Overlay document to the meeting that she handed out.

**X. Adjournment**

With no other business to discuss, *motion by Council member Ewings to adjourn the August 08, 2006 meeting at 5:47 p.m., seconded by Council member Meredith and approved unanimously by all Council members present.*

*These minutes were approved by the Trinity City Council at their Regularly Scheduled Meeting held on September 19, 2006 upon motion by Council member Ewings, seconded by Council member Talbert and approved unanimously by all Council members present.*